



2013 Annual Report
of the
Leesburg Board of Architectural Review

King Street Leesburg, Va.



Acknowledgements

The Leesburg Board of Architectural Review (BAR) is pleased to offer an annual report for the 2013 calendar year to the Town Council. The following information is presented as a summary of the BAR's accomplishments during the 2013 calendar year and projected goals and challenges for 2014. Included with this report are the agendas for the meetings and the attendance list for 2013.

2013 BAR Members

Voting members

- Richard Koochagian, Chairman
- Teresa Minchew, Vice Chairman
- Edward Kiley, Parliamentarian
- Dale Goodson
- Mark Malloy
- Dieter Meyer
- Paul Reimers

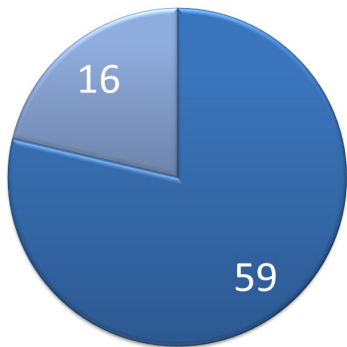
Non-voting members

- Thomas S. Dunn III, Council Liaison
- Doris Kidder, Planning Commission Liaison
- Milton Herd, Planning Commission Liaison

Town of Leesburg Staff:

- Kim Del Rance, Liaison & Preservation Planner
- Debi Parry, Planning & Zoning Assistant

Decision Making Process



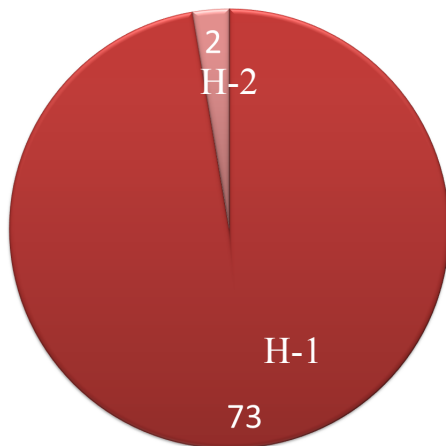
■ Number of Cases Decided in One Meeting
■ Number of Cases Recessed to Later Meeting

BAR Review Process

During CY2013, a total of **182** applications for Certificates of Appropriateness were processed, an increase of 25% from CY 2012.

The BAR held 26 meetings in CY2013 at which they reviewed a total of **75** applications (an increase of 19%). **59** cases were decided in one meeting while, while **16** were recessed or deferred to allow for additional review.

Administratively, **107** applications (an increase of 29%) were processed in an average time of **4** days.



■ Number of BAR Cases in H-1 District
■ Number of BAR Cases in H-2 District

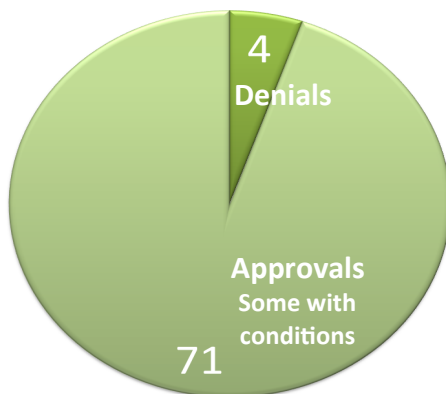
Comparison of H-1 & H-2 Districts

In CY 2013, the BAR received **73** applications for review for the H-1 Old and Historic District as compared to **2** applications for the H-2 Corridor District.

Administratively, **73** applications were reviewed for the H-1 Overlay District, **17** applications were reviewed for the H-2 Corridor District and **17** applications were reviewed outside the architectural control districts.

BAR Decisions

Of the **75** cases decided by the BAR in CY2013, only **4** cases were denied.



■ Number of BAR Cases Denied
■ Number of BAR Cases Approved

TLHP-2012-0116—19 N. King St (King's Tavern & Wine Bar) This case was related to the prior installation of a metal sign above a rear door. The Board recommended that an alternative material be used and that the sign be included as part of a cohesive sign plan for the building.

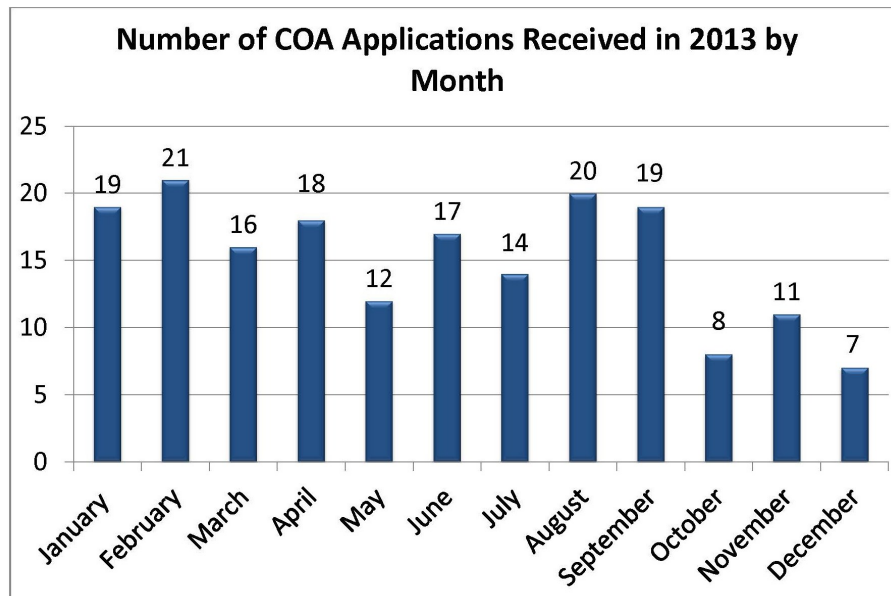
TLHP-2012-0118—15 S. King St (Old Town Grill) - This case was related to a metal wall sign installed on the front façade of the building. The Board recommended that an alternative material be used for the sign.

TLHP-2013-0039—19 N. King St (Leesburg Today) - This case was related to the proposal to install a wall sign above the door of a residential style building. After the denial, the applicant received administrative approval for a projecting sign.

TLHP-2013-0043—19 S. King St (King's Tavern & Wine Bar) This case was related to the prior installation of a new store-front window with aluminum framing on the left side of the façade which did not match the wood framed window on the right side of the façade.

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Overview of COA Case Workload



Collaborative efforts to resolve zoning violations

During the last year, the Zoning Inspector and Preservation Planner worked closely together to address many zoning violations within the H-1 Overlay District and H-2 Corridor District. These staff members were able to work directly with the property owners in question to educate them about the Town's design guidelines and find appropriate solutions to address property owner's needs. When applications could not be processed administratively, they were brought before the Board of Architectural Review where they were processed in a timely fashion.

One business owner in particular had over 20 violations on his properties and at the close of the 2013 calendar year only one remained.

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Stone and Frame Barn at Paxton

On May 17, 2013 an application for demolition of the stone and frame barn on the Carlheim Property. This property is a non-contiguous part of the Old and Historic District and now home to a school providing special education to children with various disabilities. The stone and frame barn is a contributing secondary structure on this property.

The Board held several meetings and a site visit with the director of the Paxton School and members of the Paxton Board of Trustees. Evidence provided by the applicant and noted during the site visit indicated that deterioration of the barn had worsened over several years to the point where the structure is now unstable and a safety concern to the operators of the school.

After carefully considering the evidence provided, the applicable sections of the Old and Historic District Guidelines and the Zoning Ordinance provisions, the Board voted 5-2 on December 16, 2013 to approve the demolition request with the following conditions that a post demolition landscape plan be provided and a Phase 1 archeological study and reconnaissance or intensive level survey be conducted prior to the issuance of a demolition permit.

Leesburg Old & Historic District Turns 50!

The Town of Leesburg Celebrated the 50th Anniversary of the Leesburg Old and Historic District in 2013. The district, established on June 10, 1963, was created in response to the demolition of two major buildings along King Street, the Leesburg Inn and the Opera House. During this time, the Leesburg Executive Airport was also established and fearing the pressures of encroaching development, the Town Council proactively put regulations in place to protect its Historic District. At this same meeting, the Leesburg Board of Architectural Review was established and charged with the responsibility of protecting the Historic District through review of demolition, alteration and new construction applications.

Celebration of this occasion kicked off with an educational exhibit at Thomas Balch Library through the month of August and will continue into 2014.

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JARB 2013 - Joint Architectural Review Board Awards

The Joint Architectural Review Board (JARB) is a joint effort between Leesburg, Middleburg, Purcellville and Loudoun County to recognize excellent projects that have gone before architectural review boards. In 2013, the Joint Architectural Review Board (JARB) awarded eight Historic District Design Excellence Awards in five categories and two Community Blue Ribbon Awards. The following are the Leesburg winning projects:

Leesburg winner in Architectural Detail category:

Fianna Investments—19 N. King Street Dormers



Leesburg winners in Restoration category:

Dodona Manor (The Marshall House) - 217 Edwards Ferry Road NE



St. James Episcopal Church - 14 Cornwall St NW Stained Glass Windows



2013 Board of Architectural Review Attendance

BAR	Jan	Jan	Feb	Feb	Feb	Mar	Mar	Apr	Apr	May	May	Jun	Jun	Jul	Jul	Aug	Aug	Sept	Sept	Sept	Oct	Oct	Oct	Nov	Nov	Nov	Dec	Dec
Koochagian, Richard																												
Kiley, Ned																												
Meyer, Dieter																												
Minchew, Teresa																												
Reimers, Paul																												
Goodson, Dale																												
Malloy, Mark																												
Council Member Dunn																												
PC Kidder																												
PC Herd																												

Legend:	
Present	
Absent	
No Meeting	
Not on Commission	